

The Salisbury Planning Board held its regular meeting on Tuesday, March 12, 2002, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Lou Manning, Eldridge Williams, Ken Mowery, DeeDee Wright, Sean Reid, Leigh Ann Loeblein, Elaine Stiller, Rodney Queen, John Daniels, Fred Dula, Brian Miller, Jeff Smith

ABSENT: None

STAFF: Harold Poole, Patrick Kennerly, Hubert Furr, Dan Mikkelson, Janice Hartis

The meeting was called to order by Chairman Wright. The minutes of February 12 and 26, 2002, were approved as published.

GROUP DEVELOPMENTS

G-2-02 Royal Homes Construction and Development Company, 200 block Sunset Drive

The Technical Review Committee provided the developer a list of 30 items that needed correcting prior to the site plan being sent to the Planning Board. The developer indicated he would make the necessary changes and requested that the site plan be considered by the Planning Board at their March 12 meeting. A revised site plan was submitted. Mr. Furr presented to the Planning Board a list of nine items which still must be addressed before the site plan will be submitted to the City Council. One of the items concerns the short street (Park Mews) adjacent to the common area. The TRC recommends that the street be removed because it is only 100 feet and serves no purpose for city maintenance. The intersections do not meet our spacing requirements. No private streets are allowed; however, an alley maintained by the developer and/or homeowners association would be acceptable. The developer does not agree with this stipulation. Mr. Furr requested Planning Board input on this issue so that the developer would know how to revise the site plan. The TRC is also recommending that a street connection be made into the Briarwood Avenue right-of-way from the development and that Briarwood Avenue be improved to Balfour Drive. The developer is not interested in doing this nor are the residents in the neighborhood interested in this. Staff feels that opening Briarwood Avenue is consistent with the connectivity that is stressed for developments, and this would be an acceptable outlet for the development.

Comments from the audience:

Terry Eller, 236 Rowan Mills Road – does not want Briarwood Avenue opened; presented petition to keep Briarwood closed; wants something done to the stop light at Jake Alexander Boulevard and U. S. 29

Susan Pfannes, 204 Balfour Drive – assured by the developer there would be a 50-foot undisturbed area between the development and existing homes but now is shown on the plan as 10 feet; opening Briarwood would take a good bit of their property due to any widening which would take place on Briarwood

Myra Tyner, Balfour Drive – there are many wrecks on Balfour Drive; there is also a dangerous curve on Sunset Drive

Bennie Lowder, 230 Rowan Mills Road – wants to keep Briarwood closed

Reza Djali, developer – indicated there would be 50 feet of undisturbed area around the perimeter; feels strongly against the connectivity from Briarwood Ave. into the development due to disturbance to the neighbors adjoining the property; any connection from Sunset through Briarwood into the adjoining street will potentially increase the traffic through the subdivision; the purpose of the short street, which the city recommends removing, defines the common area; without the street you would have a park abutting someone's back yard which would not be desirable.

Mark Lewis – it is the developer's intention to have a 50-foot buffer so that it will not encroach into people's yards; the developer doesn't want Briarwood Ave. opened and the neighbors don't want it; doesn't see any benefit to the neighborhood or the developer of opening the street; the project already has connectivity from two points of ingress and egress along Sunset Drive; recommended sending the matter to a committee.

Rodney Queen feels that the site plan should not have been brought to the Planning Board due to the number of unresolved issues. These matters should have been worked out between the developer and staff before it got to the Planning Board. He made a motion to send it back to the developer and the Technical Review Committee. The motion was seconded by John Daniels. Leigh Ann Loeblein requested that the motion be amended to add the following: that a tree survey be done to insure that the Type B planting yard is met; that the 30-foot setback along Sunset Drive be established; and that no driveways be installed along Sunset Drive. Both Messrs. Queen and Daniels agreed to the amendment. Five voted in favor of the amended motion and six voted against the motion. The motion was denied.

Ken Mowery then moved to send this matter to a committee. The motion was seconded by Jeff Smith. Leigh Ann Loeblein again asked that the motion be amended to include the following: that a tree survey be done to insure that the Type B planting yard is met; that the 30-foot setback along Sunset Drive be established; and that no driveways be installed along Sunset Drive. Both Messrs. Mowery and Smith agreed to the amendment. Those voting AYE were Manning, Williams, Mowery, Wright, Reid, Loeblein, Stiller, Queen, and Miller. Those voting NAY were Smith, Dula and Daniels. The motion carried. Committee 1 (Reid, Dula, Stiller, Miller) was assigned to this case.

G-5-02 Palmetto Motels, Inc., 321 Bendix Drive

An application has been submitted for the division of two existing motel buildings into two separate motels. The Technical Review Committee recommends approval with the following provision: staff recommends the addition of street trees along Bendix Drive for the entire development. Following discussion, Ken Mowery moved to approve the site plan without the addition of street trees. The motion was seconded by Fred Dula with all members voting AYE except Eldridge Williams who voted NAY. The motion carried.

COMMITTEE REPORTS

(a) Transportation Committee – Fred Dula gave the committee report. City Engineer Dan Mikkelson met with the committee to discuss four issues: the downgrading of Mahaley Avenue from a major thoroughfare to a minor thoroughfare and upgrading Grove Street from a residential street to a minor thoroughfare; prohibiting through trucks from using the route that

takes them through the City Park-area neighborhood; City Council's referral about connectivity between parking lots, or one property to another in certain situations; a change in the Thoroughfare Plan that would show connection between Harrison Road and Enon Church Road that currently dead ends at U. S. 70; and a recommendation from the county concerning the realignment of Airport Road in order to increase the Rowan County airport runway from 5,000 to 6,000 feet.

The committee is recommending the following at this time: removing the label major thoroughfare from the Mahaley-Confederate-Club House Drive-11th Street loop between West Innes Street and North Main Street and replacing it with minor thoroughfare designation on Mahaley Avenue from West Innes Street to the hospital area and that the remainder of the loop (Confederate-Club House Drive-11th Street) be replaced with local residential street designation. The committee is also recommending upgrading Grove Street from a local residential street to a minor thoroughfare. Following discussion, Dr. Dula moved to accept the committee's report and make the recommendations to City Council as stated above. The motion was seconded by Rodney Queen with all members voting AYE. Further meetings will be scheduled to discuss the remaining issues.

(b) U. S. 70 Corridor Study Committee – Jeff Smith gave a PowerPoint presentation which will be shown to City Council in conjunction with the committee's recommendation for the U. S. 70 corridor between Holly Avenue and Enon Church Road. This corridor is a very important gateway into the city, and there is a need for a blueprint to guide the future growth and development along the corridor. Included with the report are maps showing the land use for the area, zoning, and proposed median breaks and traffic signal locations. The report concludes with the following recommendation: formulate or organize the appropriate group to develop a blueprint which considers streetscape, etc.; provide a forum for public input; develop a recommendation; and develop and implement the plan. Following discussion, Jeff Smith moved to recommend to City Council the adoption of the report. The motion was seconded by Sean Reid with all members voting AYE.

(c) Legislative Committee – Ken Mowery reported for the committee. The committee looked at a reduction in parking space requirements for certain neighborhood oriented uses, such as community centers which could also have office and retail elements to them. In particular, the committee looked at the two older structures that are at the corner of Park Avenue and North Boundary Street. Current parking regulations require 33 off-street parking spaces, which would take up the entire lot. It is felt that the center will be used primarily by people from the neighborhood who will walk to this facility. On a motion by Ken Mowery, seconded by Leigh Ann Loeblein, with all members voting AYE, a new section 7.07(b), Reduction of Off-Street Parking Space Requirements for Community Centers, Offices, and Retail at Appropriate Locations and Historic Characteristics, was favorably recommended to City Council for their consideration.

(c) Legislative Committee – The Legislative Committee discussed a new use which is to be entitled "neighborhood centers," which is different from the existing permitted use of community centers. A neighborhood center will be smaller than community centers, first permitted in the R-8 district and be allowed in all residential districts. On a motion by Leigh Ann Loeblein,

seconded by Jeff Smith, with all members voting AYE, a new definition for neighborhood centers was recommended to City Council for their consideration along with the parking space requirement of one off-street parking space for each 300 square feet, or 6 spaces, whichever is greater.

(e) Park Avenue Area Study – Lou Manning gave a status report. The committee met with the Park Avenue Redevelopment Corporation board to discuss the large M-1 area which runs through the middle of the neighborhood and which is surrounded by R-6 residential zoning.

CITY COUNCIL REFERRAL

Council referred to Planning Board a request from Downtown Salisbury, Inc., for the initiation of a study of the zoning within the downtown area. There have been several redevelopment projects in the downtown area that required rezoning because they could not be carried out under their previous B-6 zoning. DSI feels there are several more properties in the downtown that would be better served from a standpoint of future design and usage if the B-5 downtown zoning was expanded. Mr. Poole reported that staff is working on this and should have a report ready for the next Planning Board meeting.

ELECTION OF OFFICERS

Fred Dula was elected Chairman by acclamation.

Ken Mowery and Sean Reid have been nominated for Vice Chairman. Ken Mowery received five votes; Sean Reid received six votes and was elected Vice Chairman.

There being no further business to come before the Board, the meeting was adjourned.

Chairman

Secretary